

RESOLUTION NO. 2020-04

A RESOLUTION APPROVING A SITE PLAN FOR A COMMERCIAL DEVELOPMENT AT 1600 SOUTH LINDBERGH BOULEVARD.

WHEREAS, the City requires site plan approval for development or redevelopment of all parcels larger than two (2) acres in the Commercial and Industrial zoning districts; and

WHEREAS, the subject property is in the G2 zoning district and is greater than two (2) acres in size; and

WHEREAS, the Zoning and Planning Commission held a public meeting on January 22, 2020, to review and discuss a proposed site plan for modifications to the commercial development at 1600 South Lindbergh Boulevard; and

WHEREAS, the Zoning and Planning Commission, in accordance with Section VIII.B.(9) of the Zoning Ordinance, considered the following:

1. All relevant information, including the comments of the City officials, the Plan's consistency with good planning practices, its compatibility with adjacent developments and uses, and its effect on the health, safety, morals, and general welfare of the residents of the area in the vicinity of the property subject to the Plan and upon the residents of the City generally.
2. The likely effect of the Plan on vehicular or pedestrian traffic, fire hazards, fire, police, and utility services, municipal expenditures, surface water drainage, and control facilities and environmental aspects; and

WHEREAS, the Zoning and Planning Commission determined, after considering the requirements in Section VIII, that this development would not have a detrimental impact on the City and recommended approval, with conditions, of this Site Plan by a vote of six (6) in favor and zero (0) opposed at their meeting on January 22, 2020; and

WHEREAS, all City of Ladue ordinance procedures for Site Plan Review have been followed, pursuant to Section VIII of Ordinance 1175; and

WHEREAS, the City Council, after considering the recommendation of the Zoning and Planning Commission, held a duly noticed public hearing to hear further comments and discussion regarding this site plan on February 18, 2020; and

WHEREAS, after the public hearing and after giving consideration to the criteria for Site Plan Approval, which includes those items listed in Section VIII.B.(9), as well as the recommendation of the Zoning and Planning Commission, the City Council has determined that this site plan complies with City ordinances and should be approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LADUE, MISSOURI,
AS FOLLOWS:**

Section 1. That this Site Plan submitted by Schneithorst Development for construction at 1600 South Lindbergh Boulevard, dated 1/29/2020, and on file with the Building Department, shall be approved, with the following conditions:

1. Detailed stormwater and erosion control plans shall be required during the construction process and must meet the City's requirements.
2. Landscaping has not been approved for this site and will continue to be addressed during the building permit process. Additional tree plantings shall be required near the Blayton Lane cul-de-sac to ensure that the commercial uses are sufficiently screened from residential uses. Final landscaping plans must be approved by the City Building Department, based on adequate screening as well as compliance with all other Ladue Codes and Ordinances related to landscaping.
3. Fire lanes shall be depicted in the parking area per the requirements of the Ladue Fire Department.
4. All accessible parking spaces shall be marked by signage as required by Section VI of the Ladue Zoning Code.
5. Approval of a Site Development Plan shall be valid for a period of twelve (12) months from the date of approval by the Council. If no building permit is obtained during that period, the approval shall terminate. The Council may grant extensions of time not to exceed twelve (12) months each, upon written request of the applicant for a substantially similar plan, provided that the request is filed prior to the expiration date. The Council may attach new conditions when an extension is granted. If, in the opinion of the Council, the application contains substantial changes to the originally approved plan, a new Site Development Plan review process must occur, including payment of a new application fee.
6. Buildings, structures, landscaping, and other improvements shall be constructed, installed, and maintained in accordance with the Site Development Plan approved by the City Council. Such approval shall not affect the requirement for submission of plans to the Architectural Review Board as provided in Section XII of the Zoning Ordinance. It shall be the duty of the owner of the property to maintain all such improvements.
7. The applicant must submit an engineer's estimate of site improvement costs for review and approval by the City of Ladue. Based on this approved amount, the applicant must submit an escrow agreement, letter of credit, or a site development bond covering the entire cost of site improvements prior to issuance of any construction permits to assure completion of the site improvements. Such financial guarantee shall be enforceable by or payable to the City in an

amount equal to the estimate of all the site improvements (streets, curbs, sidewalks, storm and sanitary sewers, grading, and landscaping for the entire project).

Section 2. This Resolution shall take effect and be in force from and after its passage and approval by the Mayor.

Adopted by the City Council and approved by the Mayor on this 18th day of February 2020.



Nancy Spewak, Mayor

ATTEST:



Laura Rider, City Clerk



SITE INFORMATION REFERENCED FROM A
BOUNDARY SURVEY AND LOCATION OF
IMPROVEMENTS AND EASEMENTS ON LOT A
OF SCHNEITHORST DEVELOPMENT CO. IN
LADUE, MISSOURI BY:

STOCK AND ASSOCIATES
257 CHESTERFIELD BUSINESS PARKWAY
ST. LOUIS, MO 63005
PHONE: 636-530-9100
SURVEY #: 219-6550
DATED: 7/10/2019

<u>PARKING CALCULATIONS</u>	
EXISTING PARKING GARAGE TO REMAIN UNCHANGED	128 WITH 3 ACCESSIBLE SP
SURFACE PARKING	120 (131 ORIGINAL) WITH 5 ACCESSIBLE (2
TOTAL PARKING	248
TOTAL ACCESSIBLE PARKING	8 (2 VAN)
EXCESS PARKING ON ADJACENT SITE AVAILABLE THROUGH JOINT PARKING AGREEMENT	19 (2 VAN ACCESSIBLE)

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SURFACE PARKING	120 (131 ORIGINAL) WITH 5 ACCESSIBLE (2)
TOTAL PARKING	248
TOTAL ACCESSIBLE PARKING	8 (2 VAN)
EXCESS PARKING ON ADJACENT SITE AVAILABLE THROUGH JOINT PARKING AGREEMENT	19 (2 VAN ACCESSIBLE)
GRAND TOTAL PARKING	267
2 LOADING SPACES	9' X 24'
PARKING REQUIRED $\frac{1}{10}$ SQ. FT. OF MIXED USE COMMERCIAL / RETAIL	228 REQUIRED
③ DENOTES PARKING COUNT PER AREA TYPICAL PARKING SPACE 9' X 19'	

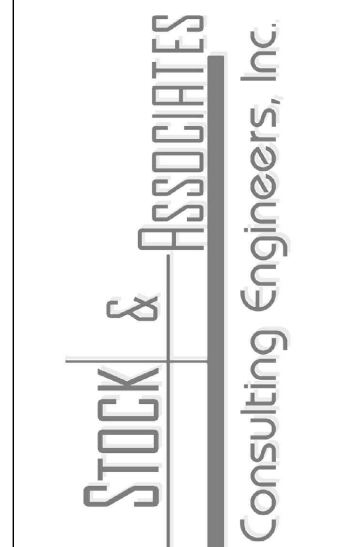


PARKING NOTES:

1. THE NEW SIGNS 7 AND 8 WILL BE SIMILAR IN DESIGN AND WILL GIVE DIRECTIONS TO THE PARKING GARAGE.
2. THE EXISTING SIGNS 2,3,4, 5 AND 6 ALL GIVE DIRECTIONS WITH ARROWS TO THE PARKING GARAGE.



LOT 10
N/F
DEBORAH PURVIS
DB. 16067 PG. 1155
LOC. NO. 20M420022
9 BLAYTONN LANE



JOB NO.:	0719
ISSUE DATE:	01-29-2020
REVISION DATES:	

REVISION DATES:
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DANIEL A. ELAVSKY - ARCHITECT
MOBILE: 251.908.4100

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CONTACT:

ALLEN ROHRIG
DESIGN PHASE:
SITE PLAN REVIEW

SITE PLAN

SITE PLAN

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